



31 Oak Street, Newport

Offered at \$375,000

About This Home

Great opportunity with this 3-bedroom, 3-bathroom home set on over half an acre in Newport, offering a bright and open layout perfect with vaulted ceilings and open-concept floor plan that creates an inviting atmosphere for entertaining family and friends. The kitchen features a center island for meal prep or casual dining and plenty of cabinet space, with the dining area just off it, which opens to the deck, perfect for grilling or relaxing outdoors. The main level includes a primary bedroom with an ensuite bathroom featuring double sinks, along with two additional bedrooms and a full bath. The partially finished lower level expands your living space with a kitchenette and bar area, a recreation or playroom, and an additional living room warmed by a pellet stove. This level also includes a $\frac{3}{4}$ bathroom with laundry and three versatile bonus rooms that can serve as extra bedrooms, a home gym, workshop, or storage space. The fenced backyard provides privacy and room to enjoy the outdoors.

Location Details

Conveniently located just minutes from downtown for shopping, dining, health care, and community events on the Town Common. Outdoor enthusiasts will love nearby access to the Sugar River Rail Trail for hiking, biking, and snowmobiling, as well as local golf courses, Mount Sunapee Resort, and Lake Sunapee for year-round recreation. Only 15 minutes to Claremont for more shopping and restaurants and under 40 minutes to Dartmouth Health and the Upper Valley, this home offers both comfort and convenience in a great location.



3 Bedrooms



3 Bathrooms



Approx. 2,603 SF

Acres: 0.58 | Property Taxes: \$7,803 | Year Built: 2001



County NH-Sullivan
Village/Dist/Locale
Construction Status Existing
Year Built 2001
Architectural Style Raised Ranch
Color
Total Stories 1
Zoning 12 - R110 Single Fam Res
Taxes TBD No
Tax Annual Amount \$7,803.00
Tax Year 2025
Tax Year Notes
Owned Land
Lot Size Acres 0.58
Lot Size Square Feet 25,265
Common Land Acres
Garage No
Basement Yes
Basement Access Type Interior
Activation Date 4/1/2026

Rooms Total 11
Bedrooms Total 3
Bathrooms Total 3
Bathrooms Full 2
Bathrooms Three Quarter 1
Bathrooms Half 0
Bathrooms One Quarter 0
Above Grade Finished Area 1,350
SqFtFAGSrc Measured
Above Grade Unfinished Area 0
SqFtUAGSrc Public Records
Below Grade Finished Area 547
SqFtBFGSrc Measured
Below Grade Unfinished Area 706
SqFtUBGSrc Measured
Total Finished Area 1,897
Footprint
Road Frontage Yes
Road Frontage Type Paved, Public
Road Frontage Length 139

Waterfront Property
Water Body Access
Water Body Name
Water Body Type
WaterFrRit
Water Body Restrictions
ROW Parcel Access
ROW Length
ROW Width
ROW to other Parcel
Flood Zone No
Timeshare/Fract. Ownrshp No
T/F Ownership Amount
T/F Ownership Type
Foreclosed/Bank-Owned/REO No
Days On Market 0
Auction No
Current Use
Land Gains
Resort

Virtual Tour URL Unbranded 1

Public Remarks Great opportunity with this 3-bedroom, 3-bathroom home set on over half an acre in Newport, offering a bright and open layout perfect with vaulted ceilings and open-concept floor plan that creates an inviting atmosphere for entertaining family and friends. The kitchen features a center island for meal prep or casual dining and plenty of cabinet space, with the dining area just off it, which opens to the deck, perfect for grilling or relaxing outdoors. The main level includes a primary bedroom with an ensuite bathroom featuring double sinks, along with two additional bedrooms and a full bath. The partially finished lower level expands your living space with a kitchenette and bar area, a recreation or playroom, and an additional living room warmed by a pellet stove. This level also includes a 3/4 bathroom with laundry and three versatile bonus rooms that can serve as extra bedrooms, a home gym, workshop, or storage space. The fenced backyard provides privacy and room to enjoy the outdoors. Conveniently located just minutes from downtown for shopping, dining, health care, and community events on the Town Common. Outdoor enthusiasts will love nearby access to the Sugar River Rail Trail for hiking, biking, and snowmobiling, as well as local golf courses, Mount Sunapee Resort, and Lake Sunapee for year-round recreation. Only 15 minutes to Claremont for more shopping and restaurants and under 40 minutes to Dartmouth Health and the Upper Valley, this home offers both comfort and convenience in a great location. *Showings begin at the open house on Friday, April 3rd, from 4:00 - 6:00, additional open house on Saturday, April 4th, from 10:00 - 12:00.

Directions Off North Main Street, turn onto Oak Street, go past Walnut Street on your left, house will be on the right side.

Kitchen 1 13'3" x 10'11" **Bonus Room** B 12'4" x 10'8"
Dining Room 1 13'5" x 10'9" **Bonus Room** B 12'2" x 10'8"
Living Room 1 13'7" x 13'10" **Bathroom Three** B 7'4" x 10'6"
Primary BR 1 13'3" x 14'11" **Utility Room** B 4'7" x 10'11"
Bathroom Full 1 13'3" x 7'10" **Other** B 12'3" x 7'9"
Bedroom 1 8'11" x 8'10"
Bedroom 1 13'3" x 11'1"
Bathroom Full 1 8'11" x 7'11"
Family Room B 12'3" x 18'9"
Rec Room B 12'2" x 24"
Bonus Room B 12'2" x 8'11"

Lot Features Level, Open, Neighborhood
Construction Materials Wood Frame
Foundation Details Concrete
Flooring Carpet, Ceramic Tile, Hardwood
Exterior Features Deck, Full Fence, Partial Fence, Garden Space, Shed
Roof Asphalt Shingle
Driveway Gravel

Exclusions Refrigerator in basement does not stay.
Right of First Refusal

Map 109
Block 000
Lot 069
SPAN Number
Property ID

Interior Features Bar, Cathedral Ceiling, Ceiling Fan, Kitchen Island, Laundry Hook-ups, Primary BR w/ BA, Indoor Storage, Basement Laundry
Appliances Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer
Other Equipment Smoke Detector, Pellet Stove
Utilities Cable Available
Heating Propane, Pellet Stove, Baseboard, Hot Water
Electric Circuit Breaker(s)
Cooling None
Water Source Public
Sewer Public

Fuel Company Eastern Propane
Electric Company Eversource
Water Company Town of Newport
Cable Company
Phone Company
Internet Service Provider Xfinity

DeedRecTy Warranty
Deed Book 2093
Deed Page 908
Covenants No
Seasonal No
PlanUrbDev

SchDistrict Newport Town School District
SchElem Richards Elementary School
SchMiddle Newport Middle and High School
SchHigh Newport Middle High School

Fees - Condo - Mobile

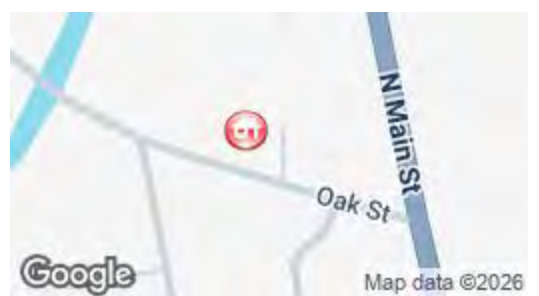
Condo Fees
Fee
Fee 2
Fee 3

Condo Name
Building Number
Floor Number
Units Per Building
LmtComArea
SpecAssmt

ParkName
Mobile Co-Op
MobPKApvl
MustMove
Mobile Make
MobileMod
MobileSer#
Mobile Anchor

O'Halloran Group
 listings@ohgrp.com

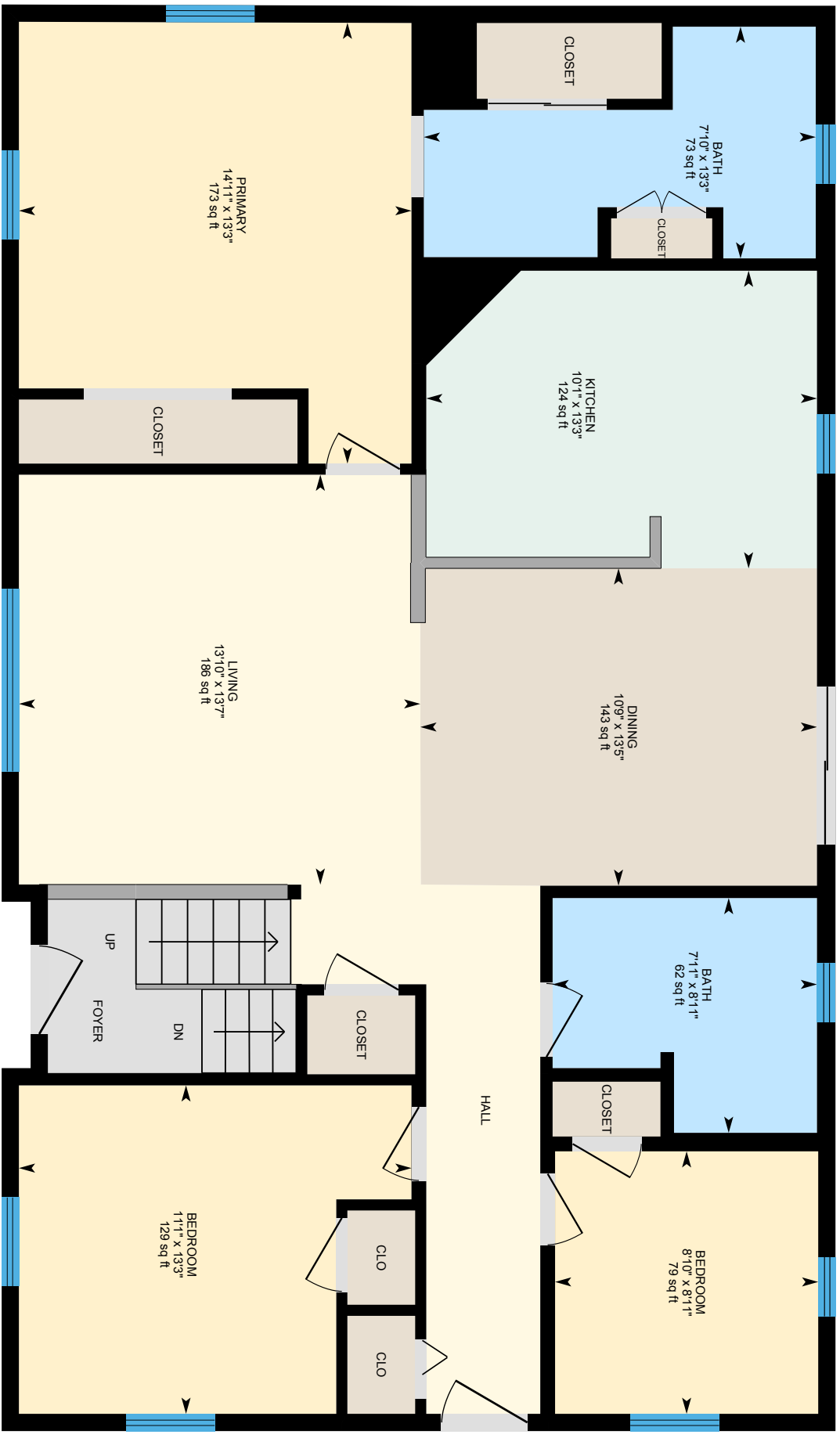
KW Coastal and Lakes & Mountains
 Off: 603-526-8600



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31 Oak St, Newport, NH

Main Floor Finished Area 1350.76 sq ft



PREPARED: 2026/03/30



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



31 Oak St, Newport, NH

Lower Level (Below Grade) Finished Area 547.68 sq ft
Unfinished Area 706.76 sq ft



PREPARED: 2026/03/30



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form



TO BE COMPLETED BY SELLER

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Johanna E. Selfridge and Robert J. Selfridge

2. **PROPERTY LOCATION:** 31 Oak Street, Newport, NH 03773

3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** Yes No

4. **SELLER:** has has not occupied the property for 6 years.

5. WATER SUPPLY

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug Other _____

b. INSTALLATION: Location: _____
Installed By: _____ Date of Installation: _____
What is the source of your information? _____

c. USE: Number of persons currently using the system: 4
Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Yes No N/A Quantity: Yes No
Quality: Yes No Unknown
If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test: _____
If YES to any question, please explain in Comments below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
If YES, are test results available? Yes No
What steps were taken to remedy the problem? _____
COMMENTS:

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No
Private: Yes No Unknown
Septic Design Available: Yes No

b. IF PUBLIC OR COMMUNITY/SHARED
Have you experienced any problems such as line or other malfunctions? Yes No
What steps were taken to remedy the problem? _____

c. IF PRIVATE:
TANK: Septic Tank Holding Tank Cesspool Unknown Other _____
Tank Size _____ Gal. Unknown Other _____
Tank Type Concrete Metal Unknown Other _____
Location: _____ Location Unknown. Date of Installation: _____
Date of Last Servicing: _____ Name of Company Servicing Tank: _____
Have you experienced any malfunctions? Yes No
COMMENTS:

SELLER(S) INITIALS JS / RS

BUYER(S) INITIALS _____ / _____

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d. LEACH FIELD: Yes No Other _____
IF YES, Location: _____ Size: _____ Unknown
Date of installation of leach field: _____ Installed By: _____
Have you experienced any malfunctions? Yes No
Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown
IF YES, has a septic system evaluation been done within 180 days? Yes No Unknown
Date of Evaluation: _____
Comments: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU, 603-271-3501



7. INSULATION	LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
	Attic or Cap	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Blown	_____	<input type="checkbox"/>
	Crawl Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<input type="checkbox"/>
	Exterior Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fiberglass	_____	<input type="checkbox"/>
	Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	<input type="checkbox"/>



8. HAZARDOUS MATERIAL

a. UNDERGROUND STORAGE TANKS - Current or previously existing:
Are you aware of any past or present underground storage tanks on your property? Yes No Unknown
IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? Propane
Age of tank(s): _____ Size of tank(s): 250 gallons
Location: Side of the house
Are you aware of any past or present problems such as leakage, etc? Yes No
Comments: _____
If tanks are no longer in use, have the tanks been removed? Yes No Unknown
Comments: _____

b. ASBESTOS - Current or previously existing:
As insulation on the heating system pipes or ducts? Yes No Unknown
In the siding? Yes No Unknown In the roofing shingles? Yes No Unknown
In flooring tiles? Yes No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - Current or previously existing:
Has the property been tested? Yes No Unknown
If YES: Date: 12/11/2019 By: Scott Wade
Results: within normal range If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes No
Are test results available? Yes No
Comments: _____

SELLER(S) INITIALS  / 
03/10/26 9:09 PM EDT / 03/10/26 9:20 PM EDT

BUYER(S) INITIALS  / 

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d. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If YES: Date: _____ By: _____

Results: _____ If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No

Are test results available? Yes No Comments: _____

e. LEAD-BASED PAINT - Current or previously existing:

Are you aware of lead-based paint on this property? Yes No

If YES: Source of information: Prior inspection

Are you aware of any cracking, peeling, or flaking lead-based paint? Yes No

Comments: _____

f. Are you aware of any other hazardous materials? Yes No

If YES: Source of information: _____

Comments: _____

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?

Yes No Unknown If YES, Explain: The house behind us has access to their driveway through ours

What is your source of information? Public tax map

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?

Yes No Unknown If YES, Explain: _____

What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?

Yes No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property?

Yes No If YES, Explain: _____

e. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.?

Yes No Unknown If YES, Explain: _____

f. Is this property located in a Federally Designated Flood Hazard Zone?

Yes No Unknown Comments: _____

g. Has the property been surveyed?

Yes No Unknown If YES, By: _____

If YES, is survey available? Yes No Unknown

h. How is the property zoned? Residential

i. Heating System Age: 25 Type: Forced hot water Fuel: Propane Tank Location: Underground, side

Owner of Tank: Eastern

Annual Fuel Consumption: 450 Price: _____ Gallons: 250

Date system was last serviced and by whom? 2/12/2024; Goodrich

Secondary Heat Systems: Pellet stove

Comments: bought 10/2023

j. Roof Age: 6 Type of Roof Covering: Shingle

Moisture or leakage: _____

Comments: _____

SELLER(S) INITIALS

JS / RS
03/10/26 / 03/10/26

BUYER(S) INITIALS

____ / ____

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- k. **Foundation/Basement** Full Partial Other: _____ Type: _____
Moisture or leakage: _____
Comments: _____
- l. **Chimney(s)** How Many? 0 Lined? _____ Last Cleaned: _____ Problems? _____
Comments: _____
- m. **Plumbing** Type: copper Age: 25
Comments: _____
- n. **Domestic Hot Water** Age: _____ Type: _____ Gallons: _____
- o. **Electrical System** # of Amps _____ Circuit Breakers Fuses
Comments: _____
Solar Panels: Leased Owned If leased, explain terms of agreement: _____
Comments: _____
- p. **Modifications:** Are you aware of any modifications or repairs made without the necessary permits? Yes No
If Yes, please explain: _____
- q. **Pest Infestation:** Are you aware of any past or present pest infestations? Yes No Type: _____
Comments: _____
- r. **Methamphetamine Production** Do you have knowledge of methamphetamine production ever occurring on the property?
(Per RSA 477:4-g) Yes No If YES, please explain: _____
- s. **Air Conditioning** Type: _____ Age: _____ Date Last Serviced and by whom: _____
Comments: _____
- t. **Pool** Age: _____ Heated: Yes No Type: _____ Last Date of Service: _____
By Whom: _____
- u. **Generator** Portable: Yes No Whole House: Yes No Kw/Size: _____ Last Date of Service: _____
If Portable: Included Negotiable
Comments: _____
- v. **Internet** Type Currently Used at Property: Xfinity
- w. **Other** (e.g. Alarm System, Irrigation System, etc.) _____
Comments: _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT AND DEPOSIT RECEIPT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS JS / RS
03/10/26 9:08 PM EDT dotloop Verified / 03/10/26 9:20 PM EDT dotloop Verified

BUYER(S) INITIALS _____ / _____

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PROPERTY LOCATION: 31 Oak Street, Newport, NH 03773

10. ADDITIONAL INFORMATION

a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?

Yes No

b. ADDITIONAL COMMENTS:

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

Johanna E. Selfridge
SELLER
dotloop verified
03/10/26 9:09 PM EDT
M6ES-YGAJ-ITZA-MFIW
DATE

Robert J. Selfridge
SELLER
dotloop verified
03/10/26 9:20 PM EDT
8B4O-RUZP-MIYF-N3X3
DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER
DATE

BUYER
DATE

SELLER(S) INITIALS *JS* / *RS*
03/10/26 9:09 PM EDT dotloop verified / 03/10/26 9:20 PM EDT dotloop verified

BUYER(S) INITIALS /

Compliments of



HUDKINS LAW & TITLE
REAL ESTATE

Janet Gibson, Register of Deeds
Sullivan County New Hampshire
LCHIP SUA057115 25.00
TRANS TAX SU016950 2,850.00

Return to:
Johanna E. Soule and Robert J. Selfridge
31 Oak Street
Newport, NH 03773

WARRANTY DEED

Transfer Tax: \$2,850.00

SHAWN SEYMOUR, Married, of 11 Chandlers Mill Road, Newport, New Hampshire 03773, for consideration paid, do hereby grant to

JOHANNA E. SOULE, Single and ROBERT J. SELFRIDGE, Single, as joint tenants with rights of survivorship, of 260 Bay Point Road, Newbury, New Hampshire 03255,

with **WARRANTY COVENANTS**

Three certain tracts or parcels of land situate in Newport, County of Sullivan and State of New Hampshire bounded and described as follows, to wit:

Tract 1:

A certain tract of land with buildings thereon situate in Newport in the County of Sullivan and State of New Hampshire, bounded and described as follows: to wit: Beginning at a point on the Northerly side of the highway known as Oak Street, at the Southwesterly corner of land now or formerly of Clark O. Wellcome; thence Westerly by Oak Street, to an elm tree at the land now or formerly of Mrs. Harry E. Fifield; thence Northerly by the land now or formerly of said Fifield to an iron pin at land now or formerly of DeWalt C. Barton; thence Easterly by land now or formerly of said Barton to the corner of fence at land now or formerly of said Wellcome; thence Southerly by land now or formerly of said Wellcome to the fire mentioned bound.

Tract 2:

A certain tract of land situate in said Newport, bounded and described as follows, to wit: Beginning at an iron pin set in the ground on the land now or formerly of the heirs of Charles Fletcher; thence Westerly on the land now or formerly of one Hutchins and land now or formerly of one Fifield to an iron pin set in the ground on the land now formerly of one Louden; thence Northerly on land now or formerly of said Louden to an iron pin on the land now or formerly of Nellie M. Barton; thence westerly on the land now or formerly of the Fletcher heirs; thence Southerly on land now formerly of the Fletcher heirs; thence Southerly on land now or formerly of the Fletcher heirs to an iron pin set in the ground at the point of beginning.

Tract 3:

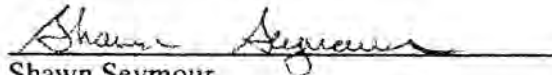
Commencing at the Northeast corner of land formerly of Howard Smith, thence running Easterly 22 feet, more or less to a right of way now or formerly owned by Ralph Stockwell; thence running on said right of way to Oak Street; thence running Southerly on Oak Street to an elm tree; thence running Northerly on land formerly of Smith to the first mentioned bound.

Meaning and intending to describe and convey the same premises conveyed to Grantor by deed from Anna Elizabeth Ramney f/k/a Anna Elizabeth Seymour dated August 19, 2016 and recorded in the Sullivan County Registry of Deeds at Book 1984, Page 296.

This is not homestead property of the Grantor nor of the Grantor's spouse.

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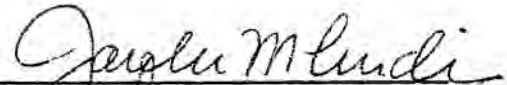
Executed under seal this 6TH day of January, 2020.


Shawn Seymour

STATE OF NEW HAMPSHIRE

Merrimack, ss.

Then personally appeared before me on this 6TH day of January, 2020, the said Shawn Seymour and acknowledged the foregoing to be his voluntary act and deed


Notary Public: Jacqueline M. Hudkins
My commission expires: 1-28-2020

